

POSTED
5/11/15



FINAL OCCUPATION CERTIFICATE

Date Application Received	09-05-2011		
Council	Pittwater		
Occupation Certificate No.	2011-032-FOC	Date Approved	04-11-2015
CDC No.	2011-032 & MOD	Date Approved	16-05-2011 & 08-06-2011
Certifying Authority	Craig Formosa		
Accredited Certifier	Craig Formosa	Accreditation No.	BPB0124
Accreditation Body	Building Professionals Board		
APPLICANT DETAILS			
Name	Ben Eggleton	Contact Number	0419 277 900
Address	55 Binburra Avenue, Avalon NSW 2107		
OWNER DETAILS			
Name	Ben Eggleton		
Address	55 Binburra Avenue, Avalon NSW 2107		
DEVELOPMENT DETAILS			
Subject Land	55 Binburra Avenue, Avalon NSW 2107	Lot No.	50 DP 22275
Description of Development	In-ground Swimming Pool		
Class of Building	10b	Value of Work	\$23,550.00
THE BUILDING IS SUITABLE FOR OCCUPATION			
Certificates Attached	Mandatory Inspection Reports, Structural Engineers, Geotechnical Engineers, Pool Plumbing, Glazing.		
RECORD OF INSPECTIONS			
Site Inspection prior to issue of Complying Development Certificate	13-05-11		
Pool Steel	14-06-11 06-08-15		
Pool Barrier	07-11-11 06-08-15		
Final Inspection – issue of Occupation Certificate	06-08-15 07-10-15		
CERTIFICATION			
<p>I, Craig Formosa, as the certifying authority am satisfied that;</p> <ul style="list-style-type: none"> (a) the building will not constitute a hazard to the health or safety of the occupants, (b) a current Complying Development Certificate has been issued for the building in respect to the plans and specifications for the building, (c) the building is suitable for its use under the Building Code of Australia, and (d) all the prescribed conditions of the SEPP have been satisfied. 			
Signed:		Date: 04-11-2015	
PCA Accreditation No. BPB0124 Accreditation Body: Building Professionals Board			

PRNC \$36- Rec: 387474 10/11/15

Form Building Certifiers Pty Ltd
PO Box 1824, DEE WHY NSW 2099
Phone: 8021 9313 Fax: 8021 9313



BUILDING INSPECTION RESULT SHEET

REQUESTED INSPECTION TYPE:

Site Inspection ✓

APPLICATION DETAILS:

Date App. Received:	09/05/11
Property Address:	55 Burbung Ave, Avalon
Development Type:	in-ground pool
Company Name:	
Owners Name & No.:	Eggleton
DA No. (If Applicable):	

OBSERVATIONS FROM SITE VISIT:

Application Type	Possibly CD	CC only
Site Access	✓	
Stormwater Drainage	N/A	
Kerb & Gutter	N/A	
Overhead Power Lines	N/A	
Easements	N/A	
Tree Removal	N/A	
Bushfire Hazard	N/A	
Flooding	Likely or not likely?	
Slope of Block	Geotech	
Retaining Walls	Previously approved DA.	
Set Backs	OK	
Sewer Mains	approval received.	
Fire Safety Measures (Class 2-9 Only)	Fire Hydrant <input type="checkbox"/> Fire Hose Reels <input type="checkbox"/> Exit Signs <input type="checkbox"/> Portable Fire Extinguishers <input type="checkbox"/> Emergency Lighting <input type="checkbox"/> Other <input type="checkbox"/>	

* Do the plans and specifications adequately & accurately depict existing site conditions and/or existing buildings? Yes ☒ / No ☐

* Are there any features of the site or buildings that would mean the development cannot be CD or comply with the BCA? Yes ☐ / No ☒

If Yes, give details: _____

Has any building work commenced? Yes ☐ / No ☒

If Yes, give details: _____

Comments:

Retaining walls approved under DA.
Geotechnical engineers certification received.
- Applicant advised that pool terrace must not exceed 600mm above ground level

Name of Certifier & Accreditation Number	Craig Formosa BPB0124
Date of Inspection	13/05/11

INSPECTION REPORT

2342

☒ Owner ☐ Applicant ☐ Builder ☐ Other _____

Name Eggleston

Tel _____

PREMISES

55 Binburra Ave, Avalon

INSPECTION TYPE(S)

- | | | |
|---|--|---|
| <input type="checkbox"/> Footings/Piers | <input type="checkbox"/> Frame/Floor | <input type="checkbox"/> Waterproofing |
| <input type="checkbox"/> Slab Reinforcement | <input type="checkbox"/> Frame/Wall & Roof | <input type="checkbox"/> Final/Interim |
| <input type="checkbox"/> Stormwater | <input checked="" type="checkbox"/> Pool Steel | <input type="checkbox"/> Final/Completion |
| <input type="checkbox"/> Complaint | <input type="checkbox"/> Pool Fence | <input type="checkbox"/> _____ |

RESULT

- ☒ Satisfactory
- ☐ Unsatisfactory – requires attention as follows – and ☐ NO reinspection required
- ☐ Reinspection required

- Piers ~~to~~ sealed with concrete @ depth approved by Geotechnical Engineer.

- Pier placement slightly modified approved by structural Engineer.

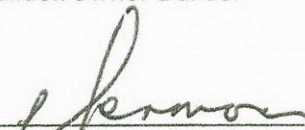
- Provide structural engineers certificate & geotechnical engineers certificates

Pool steel to piers & structure consistent with structural Engineers design.

By signing below I agree to completing the following works listed in this Inspection Report.

Builder/Owner Builder

_____/_____/20_____
Date



Accredited Certifier - BPB 0124

14 / 06 / 20 11
Date

INSPECTION REPORT 6435

<input type="checkbox"/> Owner	<input type="checkbox"/> Applicant	<input checked="" type="checkbox"/> Builder	<input type="checkbox"/> Other _____
Name <u>BHt Building</u>		Tel/Email _____	
PROPERTY ADDRESS			
<u>55 Bunburra Ave, Avalon</u>			
INSPECTION TYPE			
<u>Final + Stormwater + Pool fence.</u>			
INSPECTION OUTCOME			
Certifier Opinion		Action Required (read with NOTES below)	
<input type="checkbox"/> Inspection stage is Satisfactory		<input type="checkbox"/> NO re-inspection required	
<input type="checkbox"/> Inspection stage is Satisfactory subject to Action Required		<input checked="" type="checkbox"/> Re-Inspection required	
<input checked="" type="checkbox"/> Inspection stage is Not Satisfactory		<input checked="" type="checkbox"/> Tick if result has also been given verbally	
NOTES			
<p>① Provide balustrade from rear stair from carport (✓)</p> <p>② Provide wheel stop / crash barrier from to rear of carport (✓)</p> <p>③ Continue stair construction down side of dwelling, block any gaps between risers 7125mm. (✓)</p> <p>④ Provide balustrades / + handrails to all landings and stairs to comply to the BCA. (✓)</p> <p>⑤ Erect a resuscitation sign (✓)</p> <p>⑥ All boundary fences surrounding the pool enclosure are not 1.8m in height (range 1.2m - 1.6) above the level of the pool enclosure (✓)</p> <p>⑦ All boundary fences require the internal rails to be either covered or non-climbable. (✓)</p> <p>⑧ Provide the following compliance certificates - waterproof structural engineer (includes floor / wall / roof frames + footings / slabs etc), Form 3 - Geotechnical engineer, smoke alarms, termite control, Glazing (windows / doors / balustrades)</p>			
<u>Forman</u> Accredited Certifier - BPB <u>0127</u>		<u>6 / 8 / 20 15</u> Date	

FORM Building Certifiers Pty Ltd ABN 76 134 030 710 | PO Box 1824, Dee Why NSW 2099 | T/F +61 2 8021 9313 | info@formbc.com | www.formbc.com

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12 October 2015


The Principal Certifier
55 Binburra Avenue
Avalon NSW 2107

Dear Sir,

Re: Swimming Pool – 55 Binburra Avenue Avalon

This is to certify that we have inspected on 27 May 2011 the excavation for the above swimming pool and consider that they are structurally adequate.

Yours faithfully,


MIE Aust CP Eng NPER 92996

Dr Bala Muhunthan
B.Sc., (Hon) Civil Eng., M. Eng. Sc., PhD, FICE, FIE Aust., CP Eng. NPER

12 October 2015

The Principal Certifier
55 Binburra Avenue
Avalon NSW 2107

Dear Sir,

Re: Swimming Pool - 55 Binburra Avenue, Avalon

This is to certify that we have inspected on 10 June 2011 the steel reinforcement in place for the above swimming pool and consider that they are structurally adequate.

Yours faithfully,

MIE AUG 2 1962 WPER 92996

Dr Bala Muhunthan

B.Sc. (Hon) Civil Eng., M. Eng. Sc., PhD, FICE, FIE Aust., CP Eng. NPER

CROZIER - Geotechnical Consultants

Engineering Geologists & Geotechnical Engineers

(A Division of PLC Geo-Engineering Pty Ltd)

A.B.N 96 113 453 624

Suite 203/30 Fisher Road, Dee Why, NSW, 2099.

Fax: 9971 1774 Phone: 9972 9578

Date: 30th May 2011

Site Inspection

To: Ben Eggleton – BHE Building Pty Ltd

From: Troy Crozier

Email: info@bhebuilding.com.au

Project No: 2010-082.A

Re: 55 Binburra Road, Avalon

No. of Pages: 1 Fax No.: 3

CC: Neilly Davies

Email: ndp@neillydavies.com.au

- **Comments:** Inspection of foundations for pool at above site on the 25th May 2011.

Ben,

We inspected the above site last Wednesday 25th May 2011 for assessment of the pool foundations. The majority of the bulk excavation for the pool was complete with the upper eastern edge up to 1.5m depth. This decreased to the west to nil due to the natural ground surface slope. The excavation exposed extremely weathered shale through the eastern three-quarters of the base and also within the upper eastern step. The south-west corner of the excavation graded to clay material as the excavation reached the pre-existing ground surface. Three piers were drilled down the southern edge of the pool with steel liners in place. All three piers extended >0.70m depth below the base of the pool excavation and intersected extremely weathered shale with ironstone bands at their base. All three were clean of spoil material.

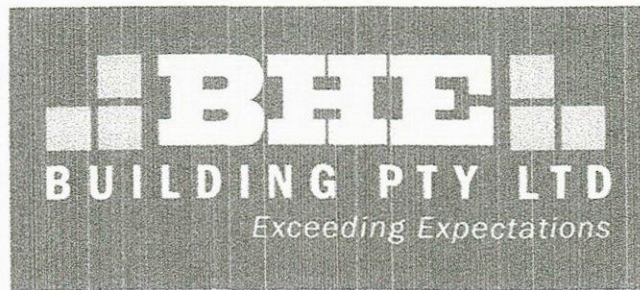
The extremely weathered material at the base of the piers and the eastern portion of the pool excavation is suitable for an allowable bearing pressure of 600kPa. It is understood that piers will be drilled across the base of the pool excavation and also along the outer western edge of the pool. Provided these are all extended to similar extremely weathered material and are cleaned of all spoil they will be suitable for an allowable bearing pressure of 600kPa.

Hope the above comments meet your present needs.

Regards,

Troy Crozier
Senior Engineering Geologist

If this communication contains personal information we expect you to treat that information in accordance with the Australian Privacy Act 1988 (Cth) or equivalent. If this communication is accidentally received by the wrong person please advise Author Immediately and destroy this document.



Thursday, 15 October 2015

POOL PLUMBING COMPLIANCE STATEMENT

SITE ADDRESS: 55 Binburra Avenue, Avalon Beach NSW 2107

STATEMENT 1:

This document is to certify and attest that all plumbing including systems & components at the above address have been tested and checked and comply with AS1926.3 -2010 - Swimming Pool Safety – Water Reticulation Systems & the Building Code of Australia.

Signed:

A handwritten signature in blue ink, appearing to read 'Ben Eggleton', is written over a horizontal line.

Ben Eggleton
Director

BHE Building Pty Ltd
'Exceeding Expectations'
www.bhebuilding.com.au
PO Box 518 Avalon Beach NSW 2107
E: info@bhebuilding.com.au

P: 02 8064 7695
Builders Lic: 167096C

F: 02 9918 2342
ABN 84 105 289 218

FRAMELESS GLASS & GLAZING

ABN 43 153 267 791 BRN BN98595647

GLAZING CONTRACTORS LICENCE No. 181013C

PO BOX 668 MOOREBANK 1873. PHONE 9773 7766. FAX 9773 7799 MOB 0412 903 903

CERTIFICATE OF COMPLIANCE

TO : BHE BUILDING PTY LTD
55 BINBURRA AVENUE
AVALON, NSW 2107

DATE : 23rd DECEMBER, 2013

PROJECT ADDRESS : 55 BINBURRA AVENUE, AVALON

PROJECT DESCRIPTION : FRAMELESS GLASS POOL FENCE

This is to certify that the 12mm Clear Toughened 'A' grade safety glass supplied and installed by Frameless Glass & Glazing, for the Frameless Glass Pool Fence Enclosure is manufactured to Australian Standard AS 2208-2006 "Safety glazing Materials" for the use in buildings (Human Impact Considerations), installed to Australian Standard AS 1288-2006 (Section 5, Human Impact Safety Requirements.), AS 1926-2010 "Swimming Pool Safety" and complies with the Building Code of Australia (BCA) and local council requirements. BG1.1(e) of the BCA and AS 1926.3-2010 and AS1926.1-2007

Nicholas Commisso



Authorised signatory